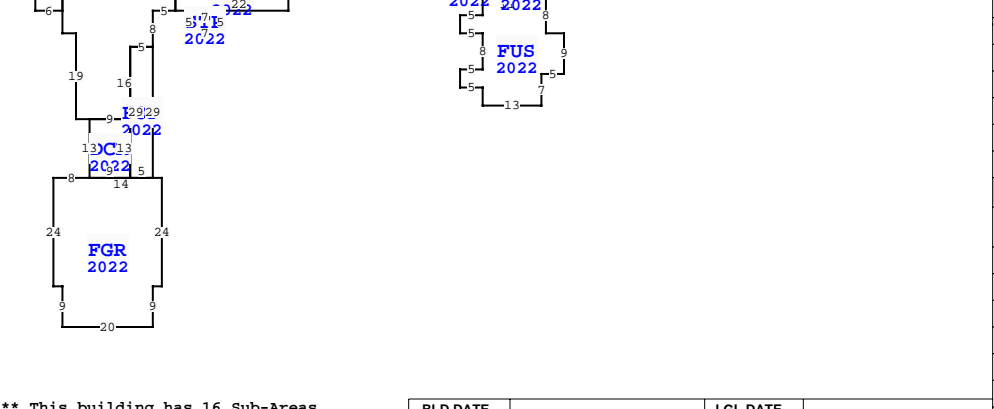


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 100%	- 2023									
Heated Area: 4875						HX Base Yr 2023						



** This building has 16 Sub-Areas
46 CORD GRASS CT, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		3,114,007	
TOTAL MARKET OB/XF VALUE		46,814	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		3,660,821	
SOH/AGL Deduction		32,298	
ASSESSED VALUE		3,628,523	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		3,577,801	
TOTAL JUST VALUE		3,660,821	
NCN VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,526,261	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200448	NEW CONSTR	661,996	10/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2316/1929	11/01/2019	WD	Q	V	02	535,000

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: LESLIE HICKEY REVOC

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=-51,1] N1 W2 N3 W12 S3 W2 S20 W3 S14 E3 S4 S28 E3 S19 E3 E9 N16 E5 N8 E5 N8 E25 N39 W34 N13 \$	
FUS=[YR=2022;ORIG=20,0] E16 E34 S34 W5 S3 W4 N3 W5 S3 W7 N11 W8 S6 W5 S3 W16 N35 \$	
FGR=[YR=2022;ORIG=-61,98] W8 S24 E2 S9 E20 N9 E2 N24 W2 W14 \$	
FOP=[YR=2022;ORIG=-17,1] W13 W21 S13 E34 N13 \$	
BAL=[YR=2022;ORIG=36,0] N13 E34 S13 W34 \$	
FUS=[YR=2022;ORIG=37,58] E3 S8 E4 S9 W5 S7 W13 N4 W5 N4 E5 N8 W5 N4 E5 N4 E11 \$	
FSP=[YR=2022;ORIG=0,0] W17 S1 S16 E17 N17 \$	
FOP=[YR=2022;ORIG=-42,61] E3 E22 N8 W25 S8 \$	
FOP=[YR=2022;ORIG=-47,98] N29 W5 S29 E5 \$	

EXTRA FEATURES																	
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0504	FP-ELECTRI	0	100	0	0		2.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	3,960
2	0812	CONCRETE C	0	100	0	0		2,049.00	SF	4.00	4.00	100	2022	2022	3	99	8,114
3	0410	ELEVATOR	0	100	0	0		1.00	UT	25,000.00	25,000.00	100	2022	2022	3	100	25,000
4	0600	SUMMER KIT	0	100	0	0		1.00	UT	10,000.00	10,000.00	100	2022	2022	3	93	9,300
5	1127	BRICK 8"	0	100	8	5		40.00	SF	11.00	11.00	100	2022	2022	3	100	440

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100			R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100			R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							